

**MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING**  
**HELD DECEMBER 17 , 2008**

The meeting was called to order at 7:00 p.m. by Chair Person Domenighini.

**PLEDGE OF ALLEGIANCE:** Commissioner Woods led the Pledge of Allegiance.

**PRESENT:** Woods, Warren, Domenighini, Thur

**ABSENT:** Melquist

**AGENDA REVIEW:** There were no recommended changes by the commission or Staff and the agenda for December 17, 2008 was accepted as presented.

**CONSENT AGENDA:**

It was **moved** by Commissioner Woods and **seconded** by Commissioner Warren to approve the Consent Agenda. The motion was unanimously passed and the following items were approved / adopted:

- a) Minutes of Planning Commission Meeting held November 5, 2008.

**PUBLIC HEARINGS:**

**Wal-Mart – Conditional Use Permit File #UP-08-10 / Design Review File #DR-0058-02**

RAK & Associates on behalf of Wal-Mart submitted Conditional Use Permit applications requesting to modify the existing Use Permit to allow expansion of the existing Wal-Mart store located at 470 N. Airport Road into a Super Center. A Design Review application was also submitted requesting Design Review approval of the new store look.

City Planner Karen Mantele presented the agenda report to the Commission which gave background on the previously approved Use Permit project and a description of the proposed Use Permit project. The proposed Use Permit project includes expanding the existing store by 54,405 sq. ft. for a total of 140,857 sq. ft as opposed to a new 193,459 sq. ft. building, which is a total reduction of 52,602 sq. ft. The grocery component would be 31,186 sq. ft. and internal shops 3,896 sq. ft. The original application called for a grocery component of 45,951 sq. ft. and internal shops of 10,499 sq. ft. Additionally, the original application had plans for a fueling station and tire and lube center which are not present on the proposed Use Permit project. Other differences include a 750,000 gallon water tank located on a separate parcel as opposed to a 250,000 gallon water tank located on Wal-Mart property and a reduction in total parcel size from 20.9 acres to approximately 12 acres.

The Design Review modification application touches on new architectural concepts to make the exterior aesthetically pleasing, some of these concepts include; design, color, lighting, landscaping, grading, parking & signs.

Ms Mantele stated that she has revised the resolution that was in their report packet. Ms Mantele stated that revised resolutions were placed in front of them, and that the change was in order to separate the environmental determination of the project from the Use Permit and Design Review, as the determination was that no supplemental EIR was necessary and an Addendum was

appropriate determination for the project as the impacts have been reduced with the reduction of the project scope. Therefore one resolution is for the environmental determination and the second one is for the approval of the Conditional Use Permit and the Design Review applications.

Following Ms. Mantele's presentation of the agenda report, discussion ensued among the Commission. Todd Anderson of RAK & Associates, Inc. was present and answered questions of the Commission and in particular requested an addition to the language of Condition 22 in the Use Permit & Design Review Conditions of Approval, which had to do with the realignment of County Road G. Condition 22 was very specific in its language and Staff along with Mr. Anderson proposed an amendment to the condition which would be letter *f*. and would read "*Or the above to the design satisfaction and approval of the City Engineer.*" Discussion ensued between the Commissioners and Mr. Anderson regarding how the amendment would read.

Commissioner Thur asked Mr. Anderson about the proposed 750,000 gallon water tank and if there was a partnership with Cal Water. Mr. Anderson stated that RAK & Assoc., Inc. is in the final stages of signing the partnership agreement with Cal Water for construction of the tank. Wal-Mart has already placed a \$400,000 deposit with Cal Water to aid in the design of the slab and the tank as well as soil testing. The last remaining item at this point is insuring that there are easements for the utilities from the proposed water tank down to Wood St.

Commissioner Thur asked why the decision was made to take the fueling station out of the proposal. Mr. Anderson answered that this decision is made with Wal-Mart on a case by case basis. When Wal-Mart Executives looked at the surrounding business that are in the area as well as the size of the store being proposed they felt that the Gas Station as well as the Tire & Lube Express would not be profitable due to the established businesses that are already in the area. After the discussion ceased and questions were answered it was **moved** by Commissioner Warren and **seconded** by Commissioner Woods to adopt the resolution entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING AN EIR ADDENDUM FOR THE PREVIOUSLY PROPOSED WAL-MART SUPERCENTER (193,459 SQ. FT.) WHICH IS NOW A MODIFIED PROJECT (EXPAND EXISTING BUILDING 54,404 SQ. FT FOR A TOTAL OF 140,857 SQ. FT.) AND WHICH HAS BEEN DETERMINED THAT THE CURRENT PROPOSAL WILL NOT REQUIRE THE PREPERATION OF A SUBSEQUENT EIR OR A SUPPLEMENT TO THE PREVIOUSLY CERTIFIED EIR FOR THE WAL-MART PROPERTY LOCATED AT 470 AIRPORT ROAD ASSESSORS PARCEL NUMBER 017-048 & -049." The motion was unanimously passed.

It was **moved** by Commissioner Thur and **seconded** by Commissioner Woods to adopt the resolution entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A CONDITIONAL USE PERMIT (FILE # UP-08-10) AND DESIGN REVIEW (FILE# DR-08-02) FOR WAL-MART TO ALLOW A MODIFICATION TO THE PREVIOUSLY APPROVED SITE PLAN AND PROJECT USE PERMIT, THAT INCLUDES RETAINING AND ENLARGING THE EXISTING STORE/BUILDING BY ADDING APPROXIMATELY 54,404 SQ. FT., ENHANCED LANDSCAPING TREATMENTS, A REVISION TO THE INTERNAL CIRCULATION PATTERNS, INCLUDING PARKING AND TRUCK LOADING/UNLOADING CIRCULATION; THAT INCLUDES A REDUCTION OF THE PRIOR APPROVED 193,459 SQ. FT. WAL-MART SUPERCENTER TO THE CURRENT PROPOSED 140,857 SQ. FT. WAL-MART SUPERCENTER; INCLUDING THE ELIMINATION OF THE FUELING STATION TO PROPERTY LOCATED AT 470 AIRPORT ROAD ASSESSORS PARCEL NUMBER 017-210-049 & -049." Adopting also with this motion is the addition of letter *f*. to condition number 22 of the Use Permit & Design Review Conditions of Approval to read "F. OR THE ABOVE

TO THE DESIGN SATISFACTION AND APPROVAL OF THE CITY ENGINEER.” The motion was unanimously passed.

The Commission took a five minute break in order to allow the audience to disperse after the Wal Mart item.

**COMMISSION COMMENTARY**

1. Chairperson Domenighini asked Ms. Mantele what will be on the agenda for the Planning Commission Meeting to be held January 7, 2008. Ms Mantele stated that there will be a design review application for a façade improvement program in the downtown area. At this time that is the only thing on the agenda for the January meeting.
2. Ms. Mantele mentioned that as previously discussed Basin Street Properties has been in contact and the City will be setting up a meeting with them to discuss bringing back their project.
3. Ms. Mantele also stated that she will be compiling some subdivision plans so that the commission can look at some samples to get a feeling for what they like and don't like so that they will better prepared when developers come and present their development plans.

ADJOURNMENT: The meeting was adjourned at 8:12 p.m.

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LARRY DOMENIGHINI, Chair

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Hollie Johnson, Minute Clerk